

MINUTES OF A JOINT REGULAR MEETING OF THE
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Thursday, February 22, 2024, at 11:00 a.m., via teleconference and at 5750 DTC Parkway, Suite 210, Greenwood Village, CO 80111.

The joint regular meeting referenced above was called and held in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve, were in attendance:

- Christopher Fellows
- Tim O'Connor
- Dustin Anderson
- Douglas Hatfield

Also present were: Clint C. Waldron, Esq. and Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Diane Wheeler, Simmons & Wheeler, PC, District Accountant; Kent Krause, Advance HOA Management, Inc., District Manager; Barney Fix, Merrick & Company, District Engineer; Matt Ruhland, Esq. and Madison Phillips, Esq., Cockrel Ela Glesne Greher & Ruhland, P.C., Painted Prairie Public Improvement Authority General Counsel; and Cheryl Schuette, Life at Painted Prairie.

Call to Order/Declaration of Quorum

Director Fellows noted that a quorum of the Boards was present and called the meeting to order.

Director Conflict of Interest Disclosures

Mr. Waldron reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Mr. Waldron inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the board members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

Joint Meetings	The Boards of Directors of the Districts have determined to hold joint meetings of the Districts and to prepare joint minutes of action taken by the Districts in such meetings. Unless otherwise noted, all official action reflected in these minutes is the action of each of the Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.
Confirmation of Meeting Notice and Posting	Mr. Krause confirmed the meeting notices were posted as required by law.
Approval of Agenda	Director Fellows reviewed the proposed agenda with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda as presented.
Public Comment	None.
Consent Agenda	Director Fellows reviewed the items on the consent agenda with the Boards. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted:

– January 25, 2023 Joint Regular Meeting Minutes.

**Facilities
Management/District
Operations (District No. 1)**

District Manager’s Report	Mr. Krause reviewed the District Management Report with the Board of District No. 1.
Review and Consider Approval of Updated Property Schedule (District No. 1)	The Board of District No. 1 reviewed the suggested changes made to the property schedule by Mr. Krause and Ms. Hanson. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the updated property schedule.
Landscape Improvement Proposals	Mr. Krause reviewed the proposal from Schultz Industries, Inc. for native grass management with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the proposal for reseeding native grass in the amount of \$22,132.85.
Other Facilities Management/District Operations Matters	None.

**Construction Updates
(District No. 1)**

Construction Updates None.

Legal Matters

Discuss and Consider Approval of Amended and Restated Joint Resolution Adopting a Procurement Policy Mr. Waldron reviewed the Amended and Restated Joint Resolution Adopting a Procurement Policy with the Boards. Director Fellows would like to defer action on this matter for six months.

Update on City IGA form for District Maintenance Mr. Waldron reviewed the Form Intergovernmental Agreement with the City of Aurora with the Boards, noting that the Service Plan requires District No. 1 to enter into an intergovernmental agreement to operate and maintain improvements. Mr. Waldron noted that the City of Aurora is working on changes to the Form Intergovernmental Agreement as part of their 2025 model service plan update.

Other Legal Matters None.

Financial Matters

Consider Approval of Claims Listing in the amount of \$54,201.03 Ms. Wheeler reviewed the claims listing in the amount of \$54,201.03 with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the claims and an increase in the insurance payment.

Discuss Unaudited Financials (District Nos. 1, 2 & 3) Ms. Wheeler presented the December 31, 2023 unaudited financial statements to the Boards.

Other Financial Matters None.

Other Business None.

Adjourn There being no further business to come before the Boards, and following discussion and upon motion duly made, seconded and unanimously carried, the Boards determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Timothy OConnor

Timothy OConnor (Mar 29, 2024 11:08 MDT)

Secretary for the Meeting, District Nos. 1-12

The foregoing minutes were approved on the 28th day of March, 2024.